113.0	0001	0025.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,300 /	717,300
					USE VALUE:	717,300 /	717,300
					ASSESSED:	717,300 /	717,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARTON CHRISTOPHER J & SARAH E	
Owner 2:		
Owner 3:		
Street 1:	57 HUNTINGTON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	PIERSON MATTHEW J & -
Owner 2:	MCSWEENEY SARAH E -
Street 1:	57 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 1463 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6164.000	293,900		423,400	717,300
Total Card	0.142	293,900		423,400	717,300
Total Parcel	0.142	293,900		423,400	717,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.46 | /Parcel: 490.46

Legal Description

User Acct 71745

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

!8729!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0001-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,900	0	6,164.	423,400	717,300		Year end	12/23/2021
2021	101	FV	285,900	0	6,164.	423,400	709,300		Year End Roll	12/10/2020
2020	101	FV	285,900	0	6,164.	423,400	709,300	709,300	Year End Roll	12/18/2019
2019	101	FV	233,000	0	6,164.	417,400	650,400	650,400	Year End Roll	1/3/2019
2018	101	FV	237,900	0	6,164.	320,600	558,500	558,500	Year End Roll	12/20/2017
2017	101	FV	237,900	0	6,164.	302,500	540,400	540,400	Year End Roll	1/3/2017
2016	101	FV	213,800	0	6,164.	278,300	492,100	492,100	Year End	1/4/2016
2015	101	FV	205,200	0	6,164.	260,100	465,300	465,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:49:19

LAST REV

Date	Time
09/25/18	14:54:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIERSON MATTHEW	1486-19		2/25/2016		620,500	No	No		
GAGEN WILLIAM E	1418-103		6/29/2012		464,500	No	No		
CONWAY GEORGE H	1259-96		10/16/2002		390,000	No	No		
	654-141		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2014	566	Redo Bas	13,000					
2/13/2013	189	Redo Bat	4,400					
6/13/2003	455	Wood Dec	11,000					EXPAND EXISTG DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
3/7/2017	SQ Returned	MM	Mary M
6/19/2014	Info Fm Prmt	PC	PHIL C
9/29/2012	MLS	EMK	Ellen K
3/3/2009	Measured	372	PATRIOT
2/3/2000	Measured	263	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6164		Sq. Ft.	Site		0	70.	0.98	6									423,446						423,400	

Total AC/HA:	0.14151	Total SF/SM:	6164	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,446	Spl Credit		Total:	423,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	190.417
Other Features:	81764
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361110
Depreciation:	67167
Depreciated Total:	293944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

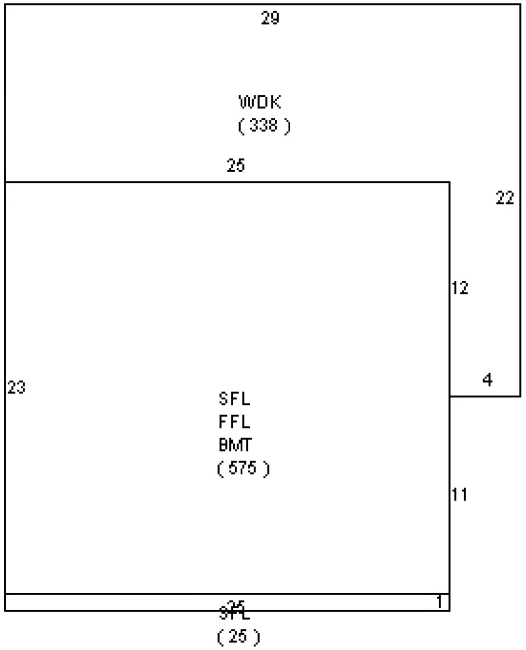
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.42
Special Features:	0	Val/Su Net:	140.76
Final Total:	293900	Val/Su SzAd	250.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	600	190.420	114,250
BMT	Basement	575	91.400	52,555
FFL	First Floor	575	190.420	109,490
WDK	Deck	338	9.030	3,051

Net Sketched Area:	2,088	Total:	279,346

Size Ad	1175	Gross Area	2088	FinArea	1463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc